



City of Seattle

Gregory J. Nickels, Mayor
Department of Design, Construction and Land Use
D. M. Sugimura, Director

**CITY OF SEATTLE
ANALYSIS AND DECISION OF THE DIRECTOR
OF THE DEPARTMENT OF DESIGN, CONSTRUCTION AND LAND USE**

Application Number: 2108627
Applicant Name: Jeffrey Saeger
Address of Proposal: 2955 So. Columbian Way

SUMMARY OF PROPOSED ACTION

Master Use Permit to subdivide two parcels into four parcels of land. Proposed parcel sizes are: Parcel A) 36,072 sq. ft., Parcel B) 40,352 sq. ft., Parcel C) 52,021 sq. ft.; and Parcel D) 55,087 sq. ft... Existing twenty-five (25) low income housing structures were demolished under related Project #2000638.

The following approval is required:

Short Subdivision – to subdivide two existing parcels of land into four parcels.
(Chapter 23.24, Seattle Municipal Code)

SEPA DETERMINATION: ☒ Exempt ☐ DNS ☐ MDNS ☐ EIS

☐ DNS with conditions

☐ DNS involving non-exempt grading or demolition or
involving another agency with jurisdiction.

BACKGROUND DATA

Site and Area Description

The subject property of 281,492 square feet lot area is a triangular block located at the southern portion of the Rainier Vista Redevelopment Project under Project #2000638. This triangular

block is bounded to the north by So. Columbian Way, to the east by Martin Luther King Jr. Way; and to the south by Alaska Street. A separate Parcel with Identification Number (PIN) 1624049147 abuts the site at the southeast corner of the block. The parcel block is zoned L-4 at the westerly portion, L-4 RC at mid portion of the block extending north/south from So. Columbian Way to So. Alaska Street. The northeast portion is zoned NC2-40 and at the southeast portion, it is zoned NC-1-40. The surrounding zones to the north are L-2, L-4, L-4 RC and NC-1 40; to the east the zones are NC-1 40, and then to the south the zones are NC-1 40 and across So. Alaska Street to the south it is zoned SF5000. The triangular block is also within the light rail overlay that extends to properties on the east and west sides of Martin Luther King Jr. Way. Parcel sizes and configurations vary significantly because of the existing low income housing development within the site and immediate vicinity. There is also a considerable variation of the streetscape character due to the age and type of development and the influence of different zone edge character to the easterly and southerly vicinity.

Development in the Vicinity

The development in the vicinity north of So. Alaska Street is mostly of one-story low income housing residential structures. To the south of So. Alaska Street are single family houses and along the M. L. King Way So. strip most are commercial development. The existing platted streets within this triangular block, Escallonia Court South and Heather Place South, are currently included in a proposal to be vacated under Application No.2000638 as part of the Rainier Vista Redevelopment Project.

Proposal Description

The subject application is to subdivide two parcels of land into a total of four (4) parcels. The proposed parcel sizes are: A) 36,072 square feet, B) 40,352 square feet, C) 52,021; and D) 55,087 square feet.

- **Parcel A** is essentially the north rectangular parcel and **Parcel D** an irregular shaped south parcel, both to be platted out of the easterly and southerly portion of the triangular block bounded to the north by South Columbian Way, to the east by Martin Luther King Jr. Way So., to the southeast by a separate parcel with a PIN #1624049147, to the south by South Alaska Street, and to the west by Heather Place South and Escallonia Court South.
- **Parcel B** is essentially the east rectangular parcel and **Parcel C** an irregularly shaped west parcel, both to be platted out of the northerly middle portion of the triangular block bounded to the north by South Columbian Way, and to the east, south and west by Escallonia Court South which loops around from the northeast corner of the proposed Parcel B to the northwest corner of Parcel C.

The existing structures for low income housing in these areas were demolished under Application No. 2000638.

Public Comments

No public comment letter was received during the comment period of the public re-notice which ended July 16, 2003. No request for extension of comment period was received.

ANALYSIS – SHORT SUBDIVISION

Pursuant to SMC 23.24.040, no short plat shall be approved unless all of the following facts and conditions are found to exist:

The findings which follow are based upon the information provided by the applicant; review of access, drainage and zoning within the Department of Design, Construction and Land Use (DCLU), review from Seattle Public Utilities (SPU), Seattle Fire Department, Seattle City Light, and the review by the Land Use Planner.

1. Conformance to the applicable Land Use Code provisions.

The parcels proposed by this subdivision conform to the standards for subdivision and Land Use Code provisions applicable to lot subdivisions. Any and all new development must conform to Land Use and Zoning Code requirements at the time of application.

2. Adequacy for access for vehicles, utilities, and fire protection as provided in Sections 23.53.005

The proposed Parcel A in this subdivision has street frontage on South Columbian Way to the north, M. L. King Jr. Way South to the east and Escallonia Court South to the west. Parcel B has frontage on South Columbian Way to the north and Escallonia Court to the east. Parcel C has street frontage on South Columbian Way also to the north and Escallonia Court to the west. Parcel D has street frontage on M. L. King Jr. Way South to the east, South Alaska Street to the south, Heather Place South to the west and Escallonia Court South to the northwesterly. For purposes of fire protection, the Seattle Fire Department has reviewed and approved the proposed configuration of the parcels in relation to the street system. All of these streets abutting the proposed parcels are currently improved and accessible. It is therefore evident that adequacy of access for vehicles, including provisions for pedestrian access, emergency and fire protection to all the proposed parcels are being met.

3. Adequacy of drainage, water supply, and sanitary sewage disposal.

A 15-inch PSD (Public Storm Drain) main in M. L. King Jr. Way So. is available for storm water discharge from the proposed parcels. A 10-inch PSS (Public Sanitary Sewer) main in M. L. King Jr. Way So. is available for sanitary sewer discharge from the proposed parcels.

An existing 10'-wide storm drain easement running through Parcel A, from M. L. King Way South to Escallonia Court South will be maintained to serve Parcel B. An existing 20'-wide sanitary sewer easement running through Parcel B from M. L. King Jr. Way South to Escallonia Court South will be maintained to potentially serve both Parcel B and Parcel C. Additionally, an existing 30-inch PSD in South Alaska Street is available for storm discharge from Parcel B and Parcel C through Heather Place South street right-of-way. An existing 24-inch PSS in South Alaska Street is also available for sewer discharge from Parcel B and Parcel C through Heather Place South and Escallonia Court South street rights-of-way. The storm and sanitary discharge from Parcel D can be accommodated on M. L. King Jr. Way South and/or South Alaska Street. An 8-inch water main in South Alaska Street is available for water supply to Parcel D, and an 8-inch water main to be installed in South Columbian Way will be available for Parcels A, B, & C per Water Availability Certificate ID No. 2003-0805 issued on July 25, 2003 by the Seattle Public Utilities to the Seattle Housing Authority.

Method of drainage control and sanitary sewer discharge will be determined during the review of any building permit application for all the proposed parcels.

Seattle Public Utilities (SPU) has indicated that the properties will be served by existing Seattle Housing Authority (SHA) private water system for no longer than 2 years, after which it will be served by SPU water mains installed by SHA in streets dedicated to City of Seattle.

The Seattle City Light (SCL) has also indicated that in addition to required blanket underground easement on future access roads into the development, an easement be provided on the north 101 feet of Parcel C, as measured parallel to S. Columbian Way, except the north 89 feet thereof.

4. Whether public use and interest are served by permitting the proposed division of land.

The proposed subdivision is consistent with the relevant NC-2 zones, L-4 RC and L-4 zones, and meets the minimum provision of the Seattle Land Use Code. The proposal is also consistent with the Multifamily Standards, will meet all minimum Land Use Code provisions, have adequate access for vehicles, utilities and fire protection, including adequate drainage, water supply and sanitary sewage disposal. The proposal meets all applicable criteria for approval of a short plat as discussed in this analysis and decision. The public use and interest are served by permitting the proposed division of land.

5. Conformance to the applicable provision of SMC Section 25.09.240, short subdivision and subdivision in environmentally critical areas.

The proposal site is not located in an environmentally critical area.

6. Is designed to maximize the retention of existing street trees.

The proposed Parcel A has two existing trees on site and based on the proposed Rainier Vista Redevelopment tree evaluation and inventory, these two trees are to be preserved and transplanted to appropriate locations. Proposed Parcels B and C have existing trees on site which meet the size requirements to be regulated under this criterion. Any new development on site is subject to the applicable provisions of SMC 23.45.015, Screening and Landscaping Requirements for Lowrise Zones and SMC 25.11, Tree Protection.

7. *Conformance to the provision of Section 23.24.045, Unit lot subdivisions, when the short subdivision is for the purpose of creating separate lots of record for the construction and/or transfer of title of townhouses, cottage housing, clustered housing, or single family housing.*

Not applicable.

DECISION-SHORT SUBDIVISION

The short plat is **CONDITIONALLY GRANTED.**

CONDITIONS – SHORT SUBDIVISION

Prior to Recording

The owners(s) and/or responsible party(s) shall:

1. Have final recording documents prepared by or under the supervision of a Washington State licensed land surveyor. Each parcel, lot, or tract created by the short subdivision shall be surveyed in accordance with appropriate State statutes. The property corners set shall be identified on the plat and encroachments such as side yards easements, fences or structures shall be shown.
2. Add on the face of the plat the following: “Seattle City Light will require a blanket underground easement on future access streets into the parcels.” In addition, provide an easement to the Seattle City Light over the north 101 feet of Parcel C, as measured parallel to South Columbian Way (Oregon Blvd.), except the north 89 feet, thereof.
3. Show all existing and proposed easements for utilities on the short plat map. Add the legal descriptions of the easements to the parcels it is together with and/or subject to. For existing easements, provide and show their recording numbers on face of the short plat map.
4. Add a note to the face of the plat that mentions that the proposed parcels will be served by the existing Seattle Housing Authority (SHA) private water system for no longer than two (2) years, after which it will be served by the Seattle Public Utilities (SPU) water mains installed by SHA in the streets dedicated to the City of Seattle.

5. Submit final recording forms for approval and any necessary fees.
6. At application for construction permits, include a recorded copy of this short subdivision.

Signature: _____ (signature on file) Date: August 4, 2003

Edgardo R Manlangit, Land Use Planner
Department of Design, Construction and Land Use
Land Use Services

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